

MEMORANDUM

July 25, 1985

TO: Boston Redevelopment Authority and
Stephen Coyle, Director

FROM: Richard P. Garver, Deputy Director and
Maria Faria, Project Coordinator

SUBJECT: South End Urban Renewal Area, Project No. MASS R-56
Final Designation of Redeveloper of Re-use Parcel SE-94
889-905 Harrison Avenue

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY FINALLY
DESIGNATE ROSIE'S PLACE, INC. OF 1662 WASHINGTON STREET,
BOSTON, AS REDEVELOPER OF A THREE-STORY BRICK BUILDING
WITH APPROXIMATELY 29,832 SQUARE FEET OF VACANT LAND,
LOCATED AT 889-905 HARRISON AVENUE. THE BUILDING AND
LAND ARE CONTAINED WITHIN PARCEL SE-94 IN THE SOUTH
END URBAN RENEWAL AREA.

On October 18, 1984, Rosie's Place, Inc., a South End based, charitable organization providing vital services to homeless women and children, was tentatively designated as redeveloper of Re-use Parcel SE-94. This parcel containing approximately 32,300 square feet, now consists of 29,832 square feet of vacant land and a three-story brick building, formerly the St. Philip's Rectory.

The proposal submitted by Rosie's Place, Inc. calls for the rehabilitation of the former three-story rectory, which contains approximately 8,000 square feet of floor area, into a twenty-bed emergency shelter, office and advocacy area. The center also intends to construct a new two-story addition to the existing rectory building by a connecting corridor and elevator which contains approximately 7,500 square feet of floor area.

This new building will house Rosie's daily meal programs, clothing boutique, and assorted rooms for activities such as reading, watching TV, and resting. Also planned for this site is an extensive landscape, playground and athletic facilities protected by fencing. The creation of a park-like atmosphere will be used by the neighborhood residents.

The total development cost has been established at \$1,367,650.00. To finance this development project, Rosie's Place, Inc. has a firm financial commitment of \$700,000 from the Bank of Boston and has \$788,615.00 in form of contributions.

Boston Architectural Team is the project architect and Philip Pryor is the landscape architect. The general contractor will be Bay Construction Group, Inc. Furthermore, in compliance with all aspects and specifications of the Urban Renewal Plan, Rosie's Place, Inc.'s submitted drawings have been reviewed and approved by the Authority's Design Department.

Rosie's place has met with the Worcester Square Neighborhood Association on numerous occasions regarding the design review of the proposed facilities as well as the conditions which were stated in the October 18, 1984 memorandum to the Authority. Rosie's place has addressed the Association's major concerns and is committed to working cooperatively with the Association in making this project succeed.

I, therefore, recommend that Rosie's Place, Inc. be finally designated as Redeveloper of Parcel SE-94 located at 889-905 Harrison Avenue, Boston in the South End area.

An appropriate Resolution is attached.

WHEREAS, the Authority is composed of the members who are required by the Charter and the City of Boston to act in the public interest and to the best interests of the City of Boston, and

WHEREAS, Rosie's Place, Inc. has submitted a plan for the development of Parcel SE-94 located at 889-905 Harrison Avenue, Boston in the South End area, and

WHEREAS, the Authority is composed of the members who are required by the Charter and the City of Boston to act in the public interest and to the best interests of the City of Boston, and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Rosie's Place, Inc. be and is hereby finally designated as Redeveloper of Parcel SE-94 in the South End Urban Renewal Area.
2. That it is hereby determined that Rosie's Place, Inc. shall be the general contractor for the development of Parcel SE-94 and shall be responsible for the construction of the facilities and the improvement of the site in accordance with the Urban Renewal Plan for the Project Area.
3. That the plan for the development of Parcel SE-94 submitted by Rosie's Place, Inc. be and is hereby approved by the Authority.
4. That the final working drawings and specifications submitted by Rosie's Place, Inc. for the development of Parcel SE-94 be and is hereby approved by the Authority.
5. That it is hereby found and determined that the proposed development will be in the public interest and that the Authority is authorized to take such action as may be necessary to carry out the purposes of this Resolution.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL SE-94
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Rosie's Place, Inc. has expressed an interest in and/or has submitted a satisfactory proposal for the development of Disposition Parcel SE-94 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Rosie's Place, Inc. be and hereby is finally designated as Redeveloper(s) of Parcel SE-94 in the South End Urban Renewal Area.
2. That it is hereby determined that Rosie's Place, Inc. possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Rosie's Place, Inc. for the development of Parcel SE-94 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director, be and hereby, is authorized to execute and deliver a License Agreement for early entry with Rosie's Place, Inc. for the purpose of commencing site preparation activities in an anticipation of the development of Parcel SE-94, located at 889-905 Harrison Avenue.

7. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel SE-94 to Rosie's Place, Inc., said documents to be in the Authority's usual form.

8. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).





BANK OF BOSTON

Thomas D. Keleher
Vice President

July 17, 1985

Rosie's Place
1662 Washington Street
Boston, MA 02118

Attention: Ms. Mary Jane Tiernan,
President

Dear Ms. Tiernan:

This letter will confirm subject to any substantive changes in governmental regulations which will prohibit a loan on the terms set forth below a \$700,000 first mortgage on the property located at 889 Harrison Avenue; Boston, MA. This commitment will be in effect from this date through August 15, 1985. This note will be written for a period of two years and will be on an interest only basis. The rate of interest will be at Bank of Boston Base plus 1/2%. There is, further, a mortgage commitment fee of 2%.

Other requirements normal to a real estate closing such as appropriate title insurance and a satisfactory "super fund" report will, of course, be part of the arrangement.

If the above is in accordance with our original agreement, would you please endorse this letter giving us your acknowledgement and acceptance of the terms and conditions outlined.

Sincerely,

TDK/mjr

ACKNOWLEDGEMENT

Mary Jane (Kip) Tiernan, President
Board of Directors Rosie's Place

Date: July 17, 1985

CONFIRMATION STATEMENT AND INVEST-BY-MAIL FORM

To add to your account please make check payable to:

**FIDELITY
INVESTMENTS**

FIDELITY CASH RESERVES

PAGE 1

Return this stub with your additional investment check.

ROSES PLACE
1562 WASHINGTON ST
BOSTON MA 02113

FIDELITY INVESTMENTS
PO BOX 2656
BOSTON MA 02293-0656

Amount of Investment

MINIMUM
\$250

FUND NO. 55

ACCOUNT NO.

6436430

IDENT. OR SOC. SEC. NO.

ON FILE

\$

SEE REVERSE SIDE FOR COMPLETE INSTRUCTIONS ON HOW
TO MAKE ADDITIONAL INVESTMENTS TO YOUR ACCOUNT.

55 0006436430 20 030

PLEASE KEEP THIS PORTION FOR YOUR RECORDS MAY 1985

FIDELITY CASH RESERVES

ALPHA CODE ACCOUNT NO. FUND NO.
ROSES-PLA 6436430 55

Confirm Date	Trade Date	Transaction	Dollar Amount	Share Price	Shares This Transaction
		BEGINNING BALANCE			14,742.790
03/01	02/28	INCOME REINVEST	89.33	1.00	89.330
04/01	03/31	INCOME REINVEST	101.51	1.00	101.510
04/02	04/02	WIRE TRANSFER TO BANK	5,005.00-	1.00	5,005.000-
05/01	04/30	INCOME REINVEST	68.41	1.00	68.410
06/01	05/31	INCOME REINVEST	66.29	1.00	66.290

Your payment option is	Certificate shares held by you -	Shares on deposit	=	Total shares owned
Income dividends REINVEST Capital gains REINVEST	0	10,063.330		10,063.330
CURRENT MARKET VALUE IS	\$10063.33	BASED ON 05/31/85	PRICE	\$1.00

Fund Tax ID No.	(1) Distributions This Year	(2) Income This Year	(3)	(4) Capital Gains This Year	(5)
04-2667982	539.20	539.20			

WHEN THIS STATEMENT IS MARKED 1099 THE INFORMATION ABOVE
WILL BE FILED WITH THE INTERNAL REVENUE SERVICE PURSUANT
TO FEDERAL LAW.

IF YOU HAVE ANY QUESTIONS ABOUT THIS STATEMENT, PLEASE CONTACT US
PROMPTLY BY CALLING TOLL FREE AT 800-544-7777. IN MASSACHUSETTS, ALASKA
AND HAWAII CALL COLLECT (617) 227-1888.

CONFIRMATION STATEMENT AND INVEST-BY-MAIL FORM

To add to your account please make check payable to:

**FIDELITY
INVESTMENTS**

FIDELITY CASH RESERVES

PAGE

Return this stub with your additional investment check.

ROSIE'S PLACE INC
1562 WASHINGTON ST
BOSTON MA 02113

FIDELITY INVESTMENTS
PO BOX 2656
BOSTON MA 02293-0656

Amount of Investment

\$

FUND NO. 55

ACCOUNT NO.

6834113

IDENT OR SOC SEC. NO.

ON FILE

SEE REVERSE SIDE FOR COMPLETE INSTRUCTIONS ON HOW
TO MAKE ADDITIONAL INVESTMENTS TO YOUR ACCOUNT.

55 0006834113 20 080

PLEASE KEEP THIS PORTION FOR YOUR RECORDS 06/04/85

FIDELITY CASH RESERVES

ALPHA CODE ACCOUNT NO. FUND NO.
ROSIES-PLA 6834113 55

Transaction	Trade Date	Transaction	Dollar Amount	Share Price	Shares This Transaction
		BEGINNING BALANCE			722,766.980
01/01	12/31	INCOME REINVEST	5,051.03	1.00	5,051.030
01/10	01/10	PURCHASE	125,000.00	1.00	125,000.000
02/01	01/31	INCOME REINVEST	5,750.92	1.00	5,750.920
02/27	02/27	WIRE TRANSFER TO BANK	60,000.00	1.00	60,000.000
03/01	02/28	INCOME REINVEST	5,188.99	1.00	5,188.990
03/15	03/15	WIRE TRANSFER TO BANK	50,005.00	1.00	50,005.000
04/01	03/31	INCOME REINVEST	5,322.70	1.00	5,322.700
04/02	04/02	WIRE TRANSFER TO BANK	50,005.00	1.00	50,005.000
05/01	04/30	INCOME REINVEST	4,748.31	1.00	4,748.310
06/01	05/31	INCOME REINVEST	4,733.33	1.00	4,733.330
06/04	06/04	PURCHASE	60,000.00	1.00	60,000.000

Income Dividends	Capital Gains	Certificate shares held by you +	Shares on deposit	=	Total shares owned
SHARES	SHARES	0	778,552.260		778,552.260
*** CURRENT MARKET VALUE ON 06/04/85			778,552.26		

Fund Tax ID No.	Distributions This Year	2) Income This Year	3)	4) Capital Gains This Year (15)
04-2667982	30,795.28	30,795.28		

WHEN THIS STATEMENT IS MARKED 1099 THE INFORMATION ABOVE
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TO FEDERAL LAW.

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PROMPTLY BY CALLING TOLL FREE AT 800-544-7777. IN MASSACHUSETTS, ALASKA,
AND HAWAII CALL COLLECT (617) 227-1888.

ORIGINAL
To be mailed to accountant

ACCOUNT NAME PER BANK RECORDS)

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